

SO ORDERED




JAMES F. SCHNEIDER
U. S. BANKRUPTCY JUDGE

**UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MARYLAND
Baltimore Division**

In Re: CYNTHIA D. COTTON
Debtor

Case No. 09-24946-JFS
Chapter 7

ONEWEST BANK, FSB, Movant

vs.

CYNTHIA D. COTTON, Debtor
JOSEPH J. BELLINGER, ESQ., Trustee
Respondents

**ORDER TERMINATING AUTOMATIC STAY
NO OPPOSITION BY THE TRUSTEE AND
NO OPPOSITION BY THE DEBTOR
Real Property at 1128 Wilson Ave, Gwynn Oak, Maryland 21207**

Upon consideration of the Motion for Relief from Stay filed by the Movant, OneWest Bank, FSB, and the Trustee having filed no opposition to the relief requested and the Debtor having filed no opposition to the relief requested and for good cause shown, it is

ORDERED, that the stay of 11 U.S.C. Section 362(a) be and hereby is terminated so as to permit the Noteholder, or its assigns, to resume or commence foreclosure proceedings under the provisions of the Deed of Trust dated June 8, 2007, and recorded among the land records of BALTIMORE COUNTY, Maryland, and secured by the real property of the Debtor at **1128 Wilson Ave, Gwynn Oak, Maryland 21207**; provided however, that any surplus proceeds from the foreclosure sale, after the satisfaction of the Movant's debt and payment of the sale costs, shall be paid to the bankruptcy trustee for distribution through the bankruptcy estate; and, it is further

ORDERED, that this relief shall permit the successful purchaser to obtain possession of the real property after foreclosure.

PARTIES TO RECEIVE COPIES

Cynthia D. Cotton
1128 Wilson Avenue
Gwynn Oak, Maryland 21207

Copies to be sent electronically via the CM/ECF system to Edward C. Christman, Jr., Esq., Deborah K. Curran, Esq., and Joseph J. Bellinger, Esq., Trustee.

End of Order